



-  Parcels to be transferred for housing rehabilitation or reconstruction
-  Temporary construction support facilities (disturbed areas)

**DISCLAIMER:** This concept map is intended for long-range concept planning purposes only. All concepts, projects, and ideas shown on this map represent installation planning concepts only. They do not necessarily indicate approval at any organizational level above installation. It should not be inferred that these projects, ideas, and concepts have been presented to any or all levels above installation. The information on this map is only current as of the date indicated.

# MASTER PLANNING RCI NEPA ANALYSIS MAP 26 MAR, 2003 EDITION FORT BELVOIR, VIRGINIA





**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-6116

REPLY TO  
ATTENTION OF

April 2, 2003

Karen Mayne  
U. S. Fish and Wildlife Service  
Ecological Services  
6669 Short Lane  
Gloucester, VA 23061

Dear Ms. Mayne:

A letter and map were sent to you on September 3, 2002 requesting Rare, Threatened, and Endangered Species information to support the Army's Environmental Assessment (EA) for the Residential Communities Initiative (RCI) project at Fort Belvoir, Virginia (Enclosure 1).

Since the original letter was sent to you, the acreage proposed to be leased to Clark-Pinnacle Family Communities LLC (Clark Pinnacle), Fort Belvoir's RCI development partner, for operation and reconstruction/rehabilitation of Army family housing has been revised and slightly increased. Small adjustments have been made to the RCI housing sites. In addition, the "RCI Development" parcel near Pence Gate (see September 2002 site map in Enclosure 1) has been replaced by the parcel at the center of Fort Belvoir's South Post. This new parcel is proposed for use as construction swing space for a New South Village to accommodate residents while existing villages are being rehabilitated or replaced. A new family recreation center is also proposed to be built at this location. In addition, two sites have been identified for temporary construction support facilities (construction offices, lumber yard, equipment storage, concrete plant and stone crushing) that will not be leased, and will only be used during the construction phase. Enclosure 2 (dated March 2003) presents the revised RCI site map.

Based upon your response letter dated October 3, 2002 (Enclosure 3), conversations during the March 5, 2003 Environmental Agency Meeting at Fort Belvoir, and a telephone conversation between Andy Moser (U.S. Fish and Wildlife Service (USFWS) and Dorothy Keough (Fort Belvoir) on March 24, 2003, the Army proposes to conduct site-specific surveys for the small whorled pogonia (*Isotria medeoloides*) in the undisturbed wooded portions of each RCI parcel, at an appropriate time prior to any land disturbance at that parcel.

Several RCI parcels are scheduled for construction within the first couple of years after leasing to Clarke Pinnacle: demolition and construction in Rossell Village and Lewis Heights Village, new construction in New South Village (the swing space),

**"EXCELLENCE THROUGH SERVICE"**

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April 2, 2003  
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and set-up of the construction support sites if applicable. The Army intends to survey undisturbed wooded areas of those parcels this year. The RCI parcels scheduled for construction several years from now would be surveyed later, prior to their disturbance.

Until these surveys have been completed, currently undisturbed wooded areas that might provide potential habitat for the small whorled pogonia will not be disturbed. As the surveys are completed, a copy of the results will be supplied to you. The Army intends to employ a person whose qualifications are acceptable to USFWS to conduct these surveys.

Based upon conversations with USFWS and Virginia Department of Conservation and Recreation (VADCR), the Army is presently conducting a groundwater/hydrological study and survey for the Northern Virginia well amphipod (*Stygobromus phreaticus*) in the Tompkins Basin and T-17 areas, which are not in but are near portions of the RCI project footprint. This survey also includes biological sampling of groundwater seeps and groundwater samples from the wells in the study area. The Army is undertaking this survey to support development of the new installation Master Plan. The intent of the survey is to assess the potential extent of the amphipod in this part of the installation.

Portions of the project area fall within designated bald eagle (*Haliaeetus leucocephalus*) foraging areas along Fort Belvoir's shoreline of the Potomac River and Dogue Creek. Pursuant to the Fort Belvoir Bald Eagle Management Plan (Paciulli, Simmons & Associates, Ltd. 2000) and incorporated into the 2001 Fort Belvoir Integrated Natural Resources Management Plan, these foraging areas will be protected by enforcing the 750-foot linear buffer from the shoreline inland. (This buffer accounts for previously developed areas).

On March 12, 2003, Craig Koppie of USFWS, visited Fort Belvoir and confirmed the presence of an active bald eagle nest along the Dogue Creek shoreline of the Fort Belvoir peninsula, immediately adjacent to Dogue Creek Village (an RCI parcel). Undeveloped land around the nest that previously fell within the RCI footprint, has been removed from the current footprint. In order to protect this nest, and in accordance with federal and state law and Fort Belvoir policy the Army will establish and maintain a primary nest protection zone (750 feet) and a secondary nest protection zone (from 750 to 1,320 feet) around this new nest. The Army will coordinate with USFWS and Virginia Department of Game and Inland Fisheries (DGIF) to develop the restrictions for these areas. Such restrictions must take into account that developed land uses already exist within those areas. It is understood they will include restrictions on activity within the protection zones during the breeding season, protection of the existing forest vegetation around the site, and establishment and maintenance of vegetated buffers.

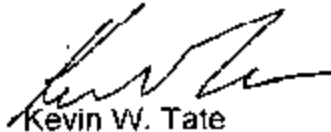
A question was raised in the March 5, 2003 meeting about inclusion of the Dogue Creek Marina in the proposed RCI project. After further consideration, Fort Belvoir has made a decision to withdraw the marina land from the RCI project and will not lease the marina to Clark-Pinnacle. Fort Belvoir will continue to operate the existing marina.

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April 2, 2003  
Page 3 of 3

The Army requests your concurrence with the above approaches for addressing these species in the RCI project and its associated EA. In addition, we request any information you may have regarding rare, threatened, and endangered species in the new parcels added to the RCI project. We would appreciate your response within 30 days of receipt of this letter.

If you have any questions or need additional information, please call Dorothy Keough at 703-806-0049.

Sincerely,



Kevin W. Tate  
Lieutenant Colonel, U.S. Army  
Director of Public Works and Logistics

3 Enclosures

**Copies Furnished:**

Deputy Garrison Commander, U.S. Army Garrison, Fort Belvoir  
Residential Communities Initiative Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir  
Andy Moser, U.S. Fish and Wildlife Service  
Kim Marbain, U.S. Fish and Wildlife Service  
Craig Koppie, U.S. Fish and Wildlife Service



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**U. S. ARMY GARRISON, FORT BELVOIR**  
**DIRECTORATE OF PUBLIC WORKS AND LOGISTICS**  
**9430 JACKSON LOOP, SUITE 100**  
**FORT BELVOIR, VIRGINIA 22060-5116**

April 2, 2003

Timothy Goodger  
National Marine Fisheries Service  
Oxford Habitat Conservation Field Office  
904 South Morris St  
Oxford, MD 21654

Dear Mr. Goodger:

The Army is preparing an Environmental Assessment (EA) for the Residential Communities Initiative (RCI) project at Fort Belvoir, Virginia.

The Army proposes to convey the existing family housing units in 12 existing housing villages and to provide a 50-year land lease of the underlying land parcels and of one additional development parcel (about 650 acres in all), to Clark-Pinnacle Family Communities LLC (Clark-Pinnacle), Fort Belvoir's development partner. In addition, two sites have been identified for temporary construction support facilities (construction offices, lumber yard, equipment storage, concrete plant and stone crushing) that will not be leased, and will only be used during the construction phase. Clark-Pinnacle will operate and maintain all Army family housing and related amenities to support activities related to family housing such as community centers, recreation centers, etc. on Fort Belvoir and, over a number of years, will rehabilitate or replace the existing housing units. An additional parcel at the center of Fort Belvoir's South Post is proposed for use as construction swing space ("New South Village") to accommodate residents while existing villages are being rehabilitated or replaced.

The affected parcels on Fort Belvoir are identified on the enclosed map (Enclosure 1). For context, an area map is also enclosed (Enclosure 2). The EA will review the potential environmental effects of the proposed action, including potential threats to the continued existence of threatened and endangered species or the destruction or adverse modification of critical habitat.

We would like to solicit any comments you may have regarding essential fish habitat or other marine resources in relation to the proposed action. We would greatly appreciate receiving the information within 30 days of your receipt of this letter.

Anadromous fish surveys conducted by the Army on and around Fort Belvoir indicate that alewife (*Alosa pseudoharengus*), striped bass (*Morone saxatilis*), and blueback herring (*Alosa aestivalis*) occur in the larger waterways adjacent to Fort Belvoir (e.g., Potomac River, Dogue Creek, Gunston Cove, Accotink Bay/Creek and Pohick Bay/Creek). There is no indication that habitat for these species occurs interior to Fort Belvoir on any of the RCI parcels. Therefore, no further surveys for these species will be conducted for the RCI project.

**"EXCELLENCE THROUGH SERVICE"**

Fort Belvoir - RCI  
April 2, 2003  
Page 2

If you have any questions or need additional information, please contact Dorothy Keough at 703-806-0049.

Sincerely,



Kevin W. Tale  
Lieutenant Colonel  
Director of Public Works and Logistics

2 Enclosures

Copies Furnished w/o Enclosures:

Deputy Garrison Commander, Fort Belvoir  
Residential Communities Initiative Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir  
Staff Judge Advocate, Fort Belvoir

REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

April 2, 2003

Chris Hobson  
Virginia Department of Conservation and Recreation  
Division of Natural Heritage  
217 Governor Street, 3rd Floor  
Richmond, VA 23219

Dear Mr. Hobson:

A letter and map were sent to your agency on September 3, 2002 requesting Rare, Threatened, and Endangered Species information to support the Army's Environmental Assessment (EA) for the Residential Communities Initiative (RCI) project at Fort Belvoir, Virginia (Enclosure 1).

Since the original letter was sent to you, the acreage proposed to be leased to Clark-Pinnacle Family Communities LLC (Clark-Pinnacle), Fort Belvoir's development partner, for operation and reconstruction/rehabilitation of Army family housing has been revised and slightly increased. Small adjustments have been made to the RCI housing sites. In addition, the "RCI Development" parcel near Pence Gato (see September 2002 site map in Enclosure 1) has been replaced by a new parcel at the center of Fort Belvoir's South Post. This new parcel is proposed for use as construction swing space for a New South Village to accommodate residents while existing villages are being rehabilitated or replaced. A new family recreation center is also proposed to be built at this location. In addition, two sites have been identified for temporary construction support facilities (construction offices, lumber yard, equipment storage, concrete plant and stone crushing) that will not be leased, and will only be used during the construction phase. Enclosure 2 (dated March 26 2003) presents the revised RCI site map.

Based upon your response letter dated September 19, 2002 (Enclosure 3), and conversations during the March 5, 2003 and December 4, 2002 Environmental Agency Meetings at Fort Belvoir, Fort Belvoir is presently conducting a groundwater/hydrological study and survey for the Northern Virginia well amphipod (*Stygobromus phreaticus*) in the Tompkins Basin and T-17 areas, which are not in but are near the RCI project footprint. This survey also includes biological sampling of groundwater seeps and groundwater samples from the wells in the study area. The intent of the survey is to assess the potential extent of the amphipod in this part of the installation.

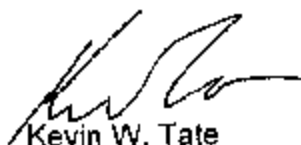
A question was raised in the March 5, 2003 meeting about inclusion of the Dogue Creek Marina in the proposed RCI project. After further consideration, Fort Belvoir has made a decision to withdraw the marina land from the RCI project and will not lease the marina to Clark-Pinnacle. Fort Belvoir will continue to operate the existing marina.

**"EXCELLENCE THROUGH SERVICE"**

Fort Belvoir -- RCI  
April 2, 2003  
Page 2

The Army requests any further comments you have and would appreciate your response within 30 days of your receipt of this letter. If you have any questions or need additional information, please contact Dorothy Keough at 703-806-0049.

Sincerely,



Kevin W. Tate  
Lieutenant Colonel  
Director of Public Works and Logistics

3 Enclosures

Copies Furnished:

Deputy Garrison Commander, U.S. Army Garrison, Fort Belvoir  
Residential Communities Initiative Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir  
Staff Judge Advocate, U.S. Army Garrison, Fort Belvoir





REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**U. S. ARMY GARRISON, FORT BELVOIR**  
**DIRECTORATE OF PUBLIC WORKS AND LOGISTICS**  
**9430 JACKSON LOOP, SUITE 100**  
**FORT BELVOIR, VIRGINIA 22060-5116**

April 2, 2003

Brian Moyer  
Virginia Department of Game and Inland Fisheries  
Environmental Services Section  
4010 West Broad Street  
Richmond, VA 23230

Dear Mr. Moyer:

A letter and map were sent to your agency on September 3, 2002 requesting Rare, Threatened, and Endangered Species information to support the Army's Environmental Assessment (EA) for the Residential Communities Initiative (RCI) project at Fort Belvoir, Virginia (Enclosure 1).

Since the original letter was sent to you, the acreage proposed to be leased to Clark-Pinnacle Family Communities LLC (Clark-Pinnacle), Fort Belvoir's development partner, for operation and reconstruction/rehabilitation of Army family housing has been revised and slightly increased. Small adjustments have been made to the RCI housing sites. In addition, the "RCI Development" parcel near Pence Gate (see September 2002 site map in Enclosure 1) has been replaced by the parcel at the center of Fort Belvoir's South Post. This new parcel is proposed for use as construction swing space for a New South Village to accommodate residents while existing villages are being rehabilitated or replaced. A new family recreation center is also proposed to be built at this location. In addition, two sites have been identified for temporary construction support facilities (construction offices, lumber yard, equipment storage, concrete plant and stone crushing) that will not be leased, and will only be used during the construction phase. Enclosure 2 presents the revised RCI site map.

Based upon your response letter dated September 11, 2002 (Enclosure 3), and conversations during the March 5, 2003 and December 4, 2002 Environmental Agency Meetings at Fort Belvoir, the following steps will be taken to ensure protection of any state-listed species.

Portions of the project area fall within designated bald eagle (*Haliaeetus leucocephalus*) foraging areas along Fort Belvoir's shoreline of the Potomac River and Dogue Creek. Pursuant to the Fort Belvoir Bald Eagle Management Plan (Paciulli, Simmons & Associates, Ltd. 2000, and incorporated into the 2001 Fort Belvoir Integrated Natural Resources Management Plan), these foraging areas will be protected by enforcing the 750-foot linear buffer from the shoreline inland. (This buffer accounts for previously developed areas).

On March 12, 2003, Craig Koppie of U.S. Fish and Wildlife Service (USFWS), visited Fort Belvoir and confirmed the presence of an active bald eagle nest along the Dogue Creek shoreline of the Fort Belvoir peninsula, immediately adjacent to Dogue Creek Village, (an RCI parcel). Undeveloped land around the nest that previously fell within the RCI footprint has been removed from the current footprint. In order to protect this nest, and in accordance with federal and state law and Fort Belvoir policy, the Army will establish and maintain a primary nest

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Fort Belvoir - RCI  
April 2, 2003  
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protection zone (750 feet) and a secondary nest protection zone (from 750 to 1,320 feet) around this new nest. The Army will coordinate with USFWS and Virginia Department of Game and Inland Fisheries (DGIF) to develop the restrictions for these areas. Such restrictions must take into account that developed land uses already exist within those areas. It is understood that they will include restrictions on activity within the protection zones during the breeding season, protection of the existing forest vegetation around the site, and establishment and maintenance of vegetated buffers.

An installation-wide survey for the wood turtle (*Clemmys insculpta*) was conducted by Dr. Joseph Mitchell at Fort Belvoir in 2002. It is the Army's understanding from the December 4, 2002 agency meeting at Fort Belvoir and from an e-mail correspondence between Jeff Cooper (VDGIF) and Dorothy Keough (Fort Belvoir) on January 7, 2003, no further surveys are required for wood turtle.

Anadromous fish surveys conducted by the Army on and around Fort Belvoir indicate that alewife (*Alosa pseudoharengus*), striped bass (*Morone saxatilis*), and blueback herring (*Alosa aestivalis*) occur in the larger waterways adjacent to Fort Belvoir (e.g., Potomac River, Dogue Creek, Gunston Cove, Accotink Bay/Creek and Pohick Bay/Creek). Therefore, no further surveys for these species will be conducted for the RCI project.

A question was raised in the March 5, 2003 meeting about inclusion of the Dogue Creek Marina on the proposed RCI project. After further consideration, Fort Belvoir has made a decision to withdraw the marina land from the RCI project and will not lease the marina to Clark-Pinnacle. Fort Belvoir will continue to operate the existing marina.

The Army requests your concurrence with the above approaches for addressing these species in the RCI project and its associated EA. In addition, we request any information you may have regarding rare, threatened, and endangered species in the new parcels added to the RCI project. We would appreciate your response within 30 days of your receipt of this letter. If you have any questions or need additional information, please call Dorothy Keough at 703-806-0049.

Sincerely,



Kevin W. Tate  
Lieutenant Colonel  
Director of Public Works and Logistics

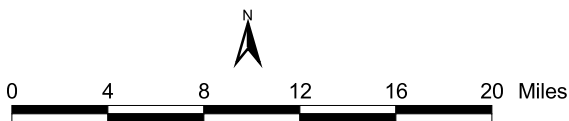
3 Enclosures

Copies Furnished:

Deputy Garrison Commander, U.S. Army Garrison, Fort Belvoir  
Residential Communities Initiative Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir  
Staff Judge Advocate



- City / County Boundaries
- Major Roads
- Fort Belvoir
- Water Bodies



**Figure 1-1**  
**Installation Location**  
**RCI EA**  
**Fort Belvoir, Virginia**



W. Tayloe Murphy, Jr.  
Secretary of Natural  
Resources

Joseph H. Maroon  
Director

**COMMONWEALTH of VIRGINIA**  
**DEPARTMENT OF CONSERVATION AND RECREATION**

217 Governor Street

Richmond, Virginia 23219-2010

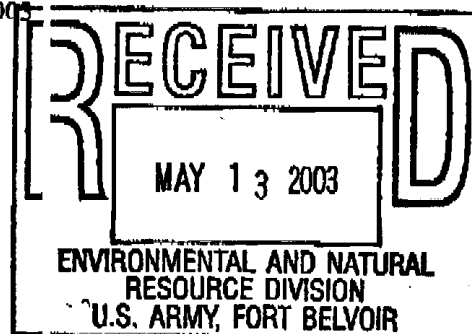
Telephone (804) 786-7951 FAX (804) 371-2674 TDD (804) 786-2121

May 12, 2003

Kevin W. Tate  
Lieutenant Colonel  
Department of the Army  
9430 Jackson Loop, Suite 100  
Fort Belvoir, VA 22060

Re: Residential Communities Initiative (RCI) Housing Sites

Dear Col. Tate:



The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biological and Conservation Data System (BCD) for occurrences of natural heritage resources from the areas outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered species, unique or exemplary natural communities, and significant geologic formations.

Regarding the current plans for the RCI housing sites, BCD documents the presence of natural heritage resources within a two-mile radius of the project area. However, due to the scope of the activity and the distance to the resources, DCR does not anticipate any adverse impacts to these natural heritage resources, with the possible exception of Northern Virginia well amphipod (*Stygobromus phreaticus*, G1/S1/NF/NS).

Currently, there is a groundwater/hydrologic study and survey for the Northern Virginia well amphipod in progress. The potential impacts to the Northern Virginia well amphipod are yet to be determined pending completion of the present analysis.

Regarding future plans for RCI housing sites, DCR requests that the Department of the Army coordinate with our Division of Natural Heritage in the event that further development for this area is proposed.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

Any absence of data may indicate that the project area has not been surveyed, rather than confirm that the area lacks other natural heritage resources. New and updated information is continually added to BCD.



05/13/03 TUE 11:35 FAX 17038060622

ENRD US ARMY FT BELVOIR

003

05/13/03 TUE 08:23 FAX 8043712674

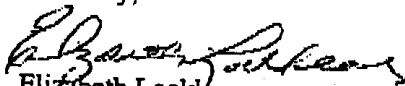
NATURAL HERITAGE

003

Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

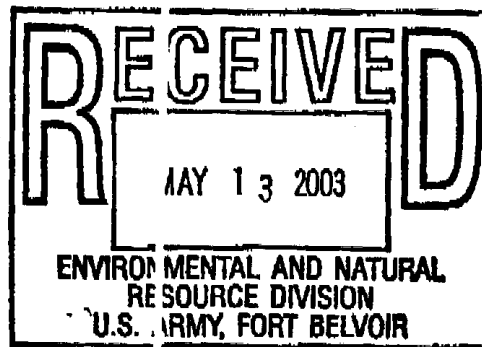
Should you have any questions or concerns, feel free to contact me at 804-692-11984. Thank you for the opportunity to comment on this project.

Sincerely,



Elizabeth Locklear  
Locality Liaison

CC: Andy Moser, USFWS  
Brian Moyer, VDGI



06/24/03 TUE 09:50 FAX 17038060622

ENRD US ARMY FT BELVOIR

002



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Chesapeake Bay Field Office  
177 Admiral Cochrane Drive  
Annapolis, MD 21401



June 18, 2003

Kevin W. Tate  
Lieutenant Colonel  
Department of the Army  
9430 Jackson Loop, Suite 100  
Fort Belvoir, VA 22060

*RE: Residential Communities Initiative (RCI) Housing sites*

Dear Colonel Tate:

This letter responds to your April 2, 2002, request for updated information on Federally listed or proposed endangered or threatened species for the referenced project, which has been modified as described in your letter and shown on your March 2003 map, received in this office on June 17, 2003. Since the Service's previous endangered species list response letter of October 3, 2002, we understand that the RCI project has been modified as follows:

The "RCI development" parcel near Pence Gate has been replaced by the parcel at the center of Fort Belvoir's South Post. This new parcel is proposed for use as construction swing space for a New South Village to accommodate residents while existing villages are being rehabilitated or replaced. A new family recreation center is also proposed to be built at this location. In addition, two new sites have been identified for temporary construction support facilities. In response to Service recommendations to protect nesting bald eagles (*Haliaeetus leucocephalus*), the RCI footprint for Dogue Creek Village has been modified so that undeveloped land around the eagle nest that previously fell within the RCI footprint, has been removed from the current footprint. The Army has also agreed to time-of-year restrictions on activity in protection zones around the nest, protection of existing forest vegetation around the site, and establishment and maintenance of vegetated buffers.

It is also our understanding that Fort Belvoir has made a decision to withdraw the marina land from the RCI project and will not lease the marina to Clark-Pinnacle, Fort Belvoir's RCI development partner. Fort Belvoir will continue to operate the existing marina.

As we have indicated in previous discussions with your staff, two Federally listed species may be present in the area affected by this project: the bald eagle and the small whorled pogonia (*Isotria medeoloides*). In addition, a Federal species of concern, the Northern Virginia well amphipod

(*Stygobromus phreaticus*) is known to occur on Fort Belvoir. The Service has been petitioned to list or emergency list this groundwater dependent species, which is currently known to be extant at only a single site—a seep on Fort Belvoir.

You have also requested concurrence with the Army's approaches, described in your April 2 letter, for addressing these species in the RCI project and its associated EA. We are in concurrence with the approach being taken in the RCI project, as described above, to protect nesting bald eagles. We are also in concurrence with your approach to protecting the small whorled pogonia, provided that you commit to consulting (formally or informally, as appropriate) with the Service prior to finalizing and proceeding with your plans for RCI in any of the surveyed woodland areas which are found to support this species. For the well amphipod, we agree with the Army's approach concerning studies currently underway to determine the distribution of the species and to study the groundwater/hydrology on which it depends, but recognize that potential impacts to this amphipod cannot be determined until the current studies have been completed.

Thank you for the opportunity to comment. If you have any questions concerning this response, please contact Andy Moser at (410) 573-4537.

Sincerely,



Mary J. Ratnaswamy, Ph.D.

Program Supervisor, Endangered Species

cc: Chris Hobson, VADCR  
Craig Koppie, CBFO  
Karen Mayne, VAFO

REPLY TO  
ATTENTION OF

## DEPARTMENT OF THE ARMY

U.S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF INSTALLATION SUPPORT  
9430 JACKSON LOOP, SUITE 107  
FORT BELVOIR, VIRGINIA 22060-5100Environmental and Natural  
Resource Division

25 FEB 2003

Mr. Marc Holma  
Architectural Historian  
Review and Compliance  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, Virginia 23221RE: Implementation of Residential Communities Initiative  
US Army Garrison Fort Belvoir, Virginia

Dear Mr. Holma:

In accordance with the provisions of 36 CFR Part 800.6(a), we are notifying you of our intention to initiate consultation with your office regarding resolution of adverse effects associated with the implementation of the United States Army Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. We will also notify the Advisory Council on Historic Preservation (ACHP) of the potential adverse effect finding and invite them to participate in the consultation in accordance with 36 CFR Part 800.6(4)(1).

The purpose of the RCI program is to privatize 761 current housing resources (2,070 Army Family Housing (AFH) units, eleven garages) and to construct additional housing buildings at Fort Belvoir. One hundred forty-eight National Register-eligible resources are included in the RCI project area, as are 63 resources currently under review by your office for determination of eligibility (236 AFH units, eleven garages).

Furthermore, adverse effects to 410 Capehart-Wherry Era housing buildings (1370 AFH units) included in the RCI program at Fort Belvoir are covered under the "Program Comment for Capehart and Wherry Era Family Housing and Associated Structures and Landscape Features (1949-60)," recently adopted by the Advisory Council on Historic Preservation (ACHP) and are not the subject of this consultation. The remaining 142 housing buildings (444 AFH units) on Fort Belvoir were constructed in 1980-1981, do not possess any significant features or associations with the past to justify consideration for eligibility for properties not yet 50 years of age, and are not the subject of this consultation.

Forty-nine archaeological sites are located in the Fort Belvoir RCI project area. Of these, three have been determined eligible, 23 potentially eligible, and 23 not eligible for listing in the National Register.

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### Description of the Undertaking

Under the RCI program, Fort Belvoir proposes to convey to Clark-Pinnacle Family Communities, LLC (Clark-Pinnacle), the selected RCI developer/partner, its entire inventory of 752 family housing buildings and eleven detached garages (Attachment A includes a listing of all resources eligible and potentially-eligible in the RCI project area, listed by Village for historic resources, and by eligibility for archaeological resources), comprised of:

- 148 National Register-eligible resources in Belvoir, Gerber, and Jadwin Villages,
- 63 potentially eligible resources at Russell, Park and Jadwin Villages,
- 410 Capehart-Wherry Era (1949-1962) buildings in River, Colyer, Fairfax, George Washington, Dogue Creek and Lewis Heights Villages, and
- 142 modern (1980-1981) buildings in Woodlawn Village.

The Army will lease the land on which the existing houses are located and any additional installation lands for new construction identified by the installation to Clark-Pinnacle. In exchange, Clark-Pinnacle will provide for new construction, renovation or rehabilitation of the housing and community amenities, as well as long-term operation, management, maintenance and rehabilitation of this inventory for a 50-year lease term with a 25-year renewal clause.

It is anticipated that Clark-Pinnacle will rehabilitate all 148 resources currently identified as National Register-eligible conveyed to them in the privatization process, and five brick town homes built in 1939 in Jadwin Village currently under review for determination of eligibility by your office.

It is also anticipated that Clark-Pinnacle will demolish most, if not all, of the remaining resources currently under review for determination of eligibility by your office, and replace these resources with modern housing. This includes the following:

- 14 Wood housing units built in 1920-21 in Jadwin Village
- 14 Wood housing units built in 1920-21 in Park Village
- 30 Duplex brick buildings built in 1947-48 in Russell Village

### Level and Nature of Federal Involvement

The Defense Authorization bill (Public Law 104-106) as codified in 10 U.S.C. 2871 et seq. includes provisions collectively known as the Military Housing Privatization Initiative, which provides the Services with alternative authorities for construction and improvement of military housing. Under these authorities, the Services can leverage appropriated housing construction funds and government-owned assets to attract private capital in an effort to improve the quality of life for soldiers and their families.

### Area of Potential Effect (APE)

The proposed APE for architectural and landscape resources for this project coincides with five family housing neighborhoods on Fort Belvoir, including Belvoir Village, Gerber Village, Russell Village,

Park Village and Jadwin Village and the proposed locations of new construction at the installation.

Impacts to the Capehart Wherry units at Deque Creek Village, Colyer Village, George Washington Village, River Village and Lewis Heights Village are covered under the Program Comment and are not subject of this consultation as noted above. Similarly, modern units in Woodlawn Village are not the subject of this consultation.

The APE for archaeological resources is defined as all ECI project areas on the installation. Attachment B illustrates the APE for historic resources, and Attachment C illustrates the APE for and archaeological resources.

#### **Identification of Historic Properties**

Multiple cultural resources studies have been undertaken at Fort Belvoir, resulting in the identification of historically significant archaeological and architectural resources including the National Register-eligible and Virginia Landmark-listed Fort Belvoir Historic District, the US Army Package Power Reactor, the Camp A. A. Humphreys Pump Station and filter Building and the Thermo-Can House.

The Fort Belvoir Historic District encompasses 181 contributing and 17 non-contributing resources, including residential and non-residential properties. The majority of buildings within the district were constructed between the 1920s-1940s. All historic family housing at Belvoir and Gerber Villages, and a portion of Jadwin Village, are included within the district boundaries.

Three additional historic housing areas are in the determination of eligibility process in accordance with Section 110 (16 U.S.C. 470h-2(a)) of the National Historic Preservation Act. For the purposes of this consultation, we are identifying these properties as potentially eligible and as potential contributing resources to the Fort Belvoir Historic District. These areas include housing at Russell, Park, and Jadwin Villages.

In 1992, *Historic Components Guidebooks* governing the treatment of selected historic houses at Fort Belvoir were prepared for Quarters 2-60, 67 and 68 at Belvoir Village and 101-171 at Gerber Village. Quarters 1 was not included in the guidebook for Belvoir Village, and Quarters 500-503 and Garages 173-178 were not included in the Gerber Village guidebook. In addition, in 2001, a *Maintenance Plan* was prepared on 32 buildings within the Fort Belvoir Historic District ranging from administrative buildings to engineer company barracks/offices.

Furthermore, archaeological resources at Fort Belvoir have been investigated for over 70 years, resulting in the identification of over 300 archaeological sites. The Belvoir Manor Ruins and Fairfax Gravesites are listed on the National Register. Furthermore, a disturbance study, historic context and archaeological reconnaissance and identification study for all previously unsurveyed and undisturbed areas of the installation has been prepared. In 1994, VDHRC confirmed that Fort Belvoir had satisfactorily completed archaeological identification studies for the installation.

Finally, in 2001, an Integrated Cultural Resources Management Plan was prepared to assist the installation in its stewardship of cultural and historic resources within its boundaries.

#### Potential Effects on Historic Properties

In accordance with 36 CFR Part 800, conveyance of the 210 National Register-eligible and potentially-eligible resources will have an adverse effect on the Fort Belvoir Historic District. Additionally, demolition of potentially-eligible resources will have an adverse effect on the Fort Belvoir Historic District.

By copy of this letter we are requesting your concurrence with our determination that, in accordance with 36 CFR Part 800.5, the sale and subsequent treatment of historic family housing units at Fort Belvoir, lease of ground upon which they sit and the potential impact of new construction on archaeological sites will have an adverse effect on properties eligible for listing in the National Register.

#### Public Involvement

Fort Belvoir will notify multiple local government agencies, historic preservation organizations and religious organizations via letter concerning a discussion of the proposed undertaking, the significance of the resources, and a summary of the Section 106 review process along point of contact information for the project.

#### Government Agencies

Fairfax County Department of Planning & Zoning, Fairfax, VA  
Fairfax County Planning Commission, Fairfax, VA  
Fairfax County Archaeologist, Herndon, VA  
Fairfax City Regional Library, Virginia Room, Fairfax, VA  
Fairfax County Public Library, Fairfax, VA  
City of Alexandria Department of Planning & Zoning, Alexandria, VA  
Office of Historic Alexandria, Alexandria, VA

#### Historic Preservation Organizations

The National Trust for Historic Preservation, Washington, DC  
The Preservation Alliance of Virginia, Richmond, VA  
Fairfax Genealogical Society, Merrifield, VA  
Fairfax County History Commission, Fairfax, VA  
Gum Springs Historical Society, Alexandria, VA

#### Religious Organizations

Pohick Church, Loudon, VA  
Society of Friends, Alexandria Monthly Meeting, Alexandria, VA  
Woodlawn Baptist Church, Alexandria, VA

#### Historic Properties

Woodlawn Plantation, Mount Vernon, VA  
Mount Vernon, Mount Vernon, VA  
George Washington's Grist Mill, Alexandria, VA

Gunston Hall Plantation, Mason Neck, VA

#### Consultation

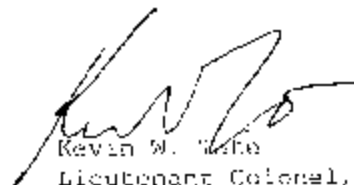
After receipt of your concurrence with our determination of adverse effect, in accordance with 36 CFR Part 800.6(a)(1), we will notify the ACHP of our determination and invite them to participate in the consultation process. If we do not hear from the ACHP within fifteen days of receipt of notification, we will continue consultation with your office absent ACHP participation.

Fort Belvoir will attempt to mitigate the adverse effects by crafting a Memorandum of Agreement (MOA) based on a standardized MOA developed by the US Army Environmental Center.

In Fort Belvoir's opinion, the project does not meet any of the criteria established in Appendix A to 36 CFR Part 800 for Advisory Council involvement in consultation. Therefore, after notification of the ACHP, we will request a meeting with your office to begin discussions regarding effects and mitigation.

If you have any questions, please contact Mr. Patrick McLaughlin, Chief, Environmental and Natural Resource Division, at (703) 306-4007, who will serve as Fort Belvoir's point of contact for this project. We look forward to working with you.

Sincerely,



Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Installation Support

Enclosures



**DEPARTMENT OF THE ARMY**

U.S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF INSTALLATION SUPPORT  
9430 JACKSON LOOP, SUITE 107  
FORT BELVOIR, VIRGINIA 22060-5130

REPLY TO  
ATTENTION OF

Environmental and Natural Resource Division

FEB 27 2003

Resident  
Historic Housing Area  
Fort Belvoir, VA 22060

Reference: Implementation of Residential Communities Initiative  
US Army Garrison Fort Belvoir, Virginia

Dear Resident,

In accordance with the provisions of the National Historic Preservation Act (NHPA) of 1966 (as amended) we are inviting you/your organization to participate in a consultation process regarding resolution of adverse effects to resources listed in- or eligible for listing in the National Register of Historic Places (NRHP). These resources may be potentially impacted by implementation of the Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. We have notified the Virginia Department of Historic Resources (VDHR) of an adverse effect finding and have invited them to participate in the consultation in accordance with the NHPA and its implementing regulations codified in 36 CFR Part 800. Once VDHR has considered our invitation, the Advisory Council on Historic Preservation (ACHP) will also be invited to participate in the consultation.

#### National Register of Historic Places Criteria

For your information, the NRHP defines four criteria of historic significance under which buildings, structures, sites, objects, and districts over 50 years in age may be evaluated and determined eligible for listing in the NRHP. These four criteria are generally:

- A. Resources associated with events and patterns of our history
- B. Resources associated with the lives of significant persons
- C. Resources with distinctive construction or architectural value
- D. Resources with a potential to yield information about the past

If a building, structure, object, site or district possesses physical or associative characteristics that significantly relate it to a specific historic context and also possess sufficient historic integrity to be a good representative of its property type, it could be considered eligible for listing in the National Register.

#### Section 106 Process

Section 106 of the NHSA provides that federal agencies, such as, the US Army, take into account the effects of their actions on any resource included in- or eligible for inclusion in the NRHP in the Area of Potential Effect (APE) established for the project. Implementing regulations for Section 106 were established by the ACHP and are featured on the ACHP website at [www.achp.gov](http://www.achp.gov). These regulations provide specific criteria for identifying historic properties within the APE,

**"EXCELLENCE THROUGH SERVICE"**

identifying and assessing the effects of federal undertakings on historic properties, notifying consulting parties, and crafting mutually agreeable methods to mitigate adverse effects.

#### Identification of Historic Properties at Fort Belvoir

Multiple cultural resources studies have been undertaken at Fort Belvoir, resulting in the identification of historically significant resources, including the NRHP-eligible and Virginia Landmark-listed Fort Belvoir Historic District, the US Army Package Power Plant, the Camp A. A. Humphreys Pump Station and Filter Building and the Thermo-Con House.

The Fort Belvoir Historic District encompasses residential and non-residential properties. The majority of buildings within the district were constructed between 1920 and 1940. All historic family housing at Belvoir, Gerber, and Park Villages, and a portion of Jadwin Village, is listed as contributing to the Fort Belvoir Historic District. Attachment A shows the location of the historic district as well as housing areas as described in "Description of the Undertaking," below.

Two additional historic housing areas are in the determination of eligibility process in accordance with Section 110 (16 U.S.C. 470a-2(a)) of the NEPA. For the purposes of this consultation, we are identifying these properties as potentially eligible and as potential contributing resources to the Fort Belvoir Historic District. These areas include housing at Russell and Jadwin Villages.

In 1992, Historic Components Guidebooks governing the treatment of historic houses at Fort Belvoir were prepared for Belvoir Village and Gerber Village. In 2001, an Integrated Cultural Resources Management Plan was prepared to assist the installation in its stewardship of cultural and historic resources within its boundaries.

Furthermore, archaeological resources at Fort Belvoir have been investigated for over 70 years, resulting in the identification of over 300 archaeological sites. The Belvoir Manor Ruins and Fairfax Gravesites are listed on the NRHP. In 1994, WDHR confirmed that Fort Belvoir had satisfactorily completed archaeological identification studies for the installation.

#### Description of the Undertaking

The purpose of the RCI program is to privatize 763 current housing resources (2,070 Army Family Housing (AFH) units, eleven garages) at Fort Belvoir. Detailed information about the Fort Belvoir RCI program can be found at [www.fortbelvoir.army.mil](http://www.fortbelvoir.army.mil).

One hundred seventy six NRHP-eligible resources are included in the RCI project area, as are 35 residential resources currently under review by the WDHR for determination of eligibility.

Furthermore, adverse effects to 410 Cold War-era Capehart-Wheerry Era housing buildings (1370 AFH units) included in the RCI program at Fort Belvoir are covered under the "Program Comment for Capehart and Wheerry Era Family Housing and Associated Structures and Landscape Features (1949-62)," recently adopted by the ACHF and are not the subject of this consultation.

The remaining 142 housing buildings (444 AFH units) on Fort Belvoir were constructed in 1980-1981 and do not possess any unique significance to justify consideration for eligibility for properties

not yet 50 years of age. These units are also not the subject of this consultation.

Seventeen archaeological sites are located in the Fort Belvoir RCI project area. Of these, two have been determined eligible, ten potentially eligible, and five not eligible for listing in the National Register. Archaeological sites will be avoided or mitigated.

The Army will lease the land on which the existing houses are located and land to be used as "swing space" (an area to construct replacement homes while others are demolished) to Clark Pinnacle. In exchange, Clark-Pinnacle will provide for replacement construction, renovation or rehabilitation of the housing and community amenities, as well as long-term operation, management, maintenance and rehabilitation of this inventory for a 50-year lease term with a 25-year renewal clause.

It is anticipated that Clark-Pinnacle will rehabilitate 148 of 176 resources currently identified as National Register-eligible conveyed to them in the privatization process, and five brick town homes built in 1939 in Jadwin Village currently under review for determination of eligibility by the VDHR.

We have proposed demolition of most, if not all, of the remaining resources recently determined eligible for listing and those currently under review by the VDHR for a determination of eligibility. These resources are expected to be replaced with modern housing. These resources include the following:

- 14 Wood housing units built in 1920-21 in Jadwin Village

- 14 Wood housing units built in 1920-21 in Earl Village

- 30 Duplex brick buildings built in 1947-48 in Russell Village

Fort Belvoir is currently exploring a variety of alternatives to mitigate the proposed demolition.

#### **Level and Nature of Federal Involvement**

The Fiscal Year 1996 National Defense Authorization Act (Public Law 104-106) as codified in 10 U.S.C. 2871 et seq. includes provisions collectively known as the Military Housing Privatization Initiative, which provides the Services with alternative authorities for construction and improvement of military housing. Under these authorities, the Services can leverage appropriated housing construction funds and government-owned assets to attract private capital in an effort to improve the quality of life for soldiers and their families.

#### **Area of Potential Effect (APE)**

The proposed APE for architectural and cultural landscape resources for this project coincides with five family housing neighborhoods on Fort Belvoir, including Belvoir, Gerber, Russell, Park and Jadwin Villages. Capehart-Wberry units covered under the Program Contract, as well as modern units, are not within the APE.

The APE for archaeological resources is defined as all potential RCI project areas on the installation. Due to the sensitive nature of archaeological sites, location information is not provided in this letter. Specific questions or concerns about archaeological sites can be directed to Mr. Patrick McLaughlin, Chief, Environmental and Natural Resource Division on Fort Belvoir, at the contact information below.

### Potential Effects on Historic Properties

In accordance with 36 CFR Part 800, Protection of Historic Properties, conveyance of (potentially-) eligible historic resources will have an adverse effect on the Fort Belvoir Historic District. Additionally, any demolition of (potentially-) eligible historic resources will have an adverse effect on the Fort Belvoir Historic District.

Fort Belvoir proposes to mitigate the adverse effects by drafting an agreement document between (at a minimum) Fort Belvoir and VODR. This agreement document will be drafted in accordance with 36 CFR 800.

### Interested Parties Meetings

Fort Belvoir will hold two meetings to discuss the contents of this letter and to solicit input from interested parties and stakeholders. The first meeting will be held from 1:00 to 3:00 PM on Wednesday, March 12<sup>th</sup>, 2003, in the main conference room at the South County Center, 8250 Richmond Highway, Alexandria, Virginia in Fairfax County. The second meeting will take place during the first week of April (the date, time, and place will be determined and provided to you at the first meeting). This letter serves as a formal invitation to the first meeting.

The goal of the meetings is to allow you to voice your comments concerning this action. We hope to involve you or those members of your organization that work with the management of cultural resources on a daily basis. This "working" level approach is intended to allow all parties and stakeholders to effectively submit and solicit input concerning the RCI project. Please visit the Fairfax County web site ([www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)) or call (703) 704-7080 for information on and directions to the South County Center.

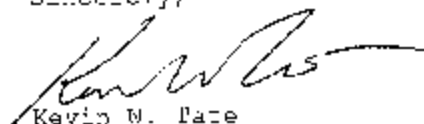
Your attendance and cooperation is appreciated. Please reply with your intention to participate in this meeting as an interested party no later than March 10, 2003 via email to [environmental@belvoir.army.mil](mailto:environmental@belvoir.army.mil) or via phone at (703) 806-4007, or fax to (703) 806-0622.

In lieu of attendance at the meetings, you may also submit written comments via email to the address above, via fax to the number above, or via mail to:

Environmental and Natural Resource Division  
US Army Garrison Fort Belvoir  
9430 Jackson Loop Road, Suite 107  
Fort Belvoir, VA 22060-5130

If you have any questions or comments, please contact Mr. Patrick McLaughlin, Chief, Environmental and Natural Resource Division at (703) 806-4007. Mr. McLaughlin will serve as Fort Belvoir's point of contact for this project. We look forward to working with you.

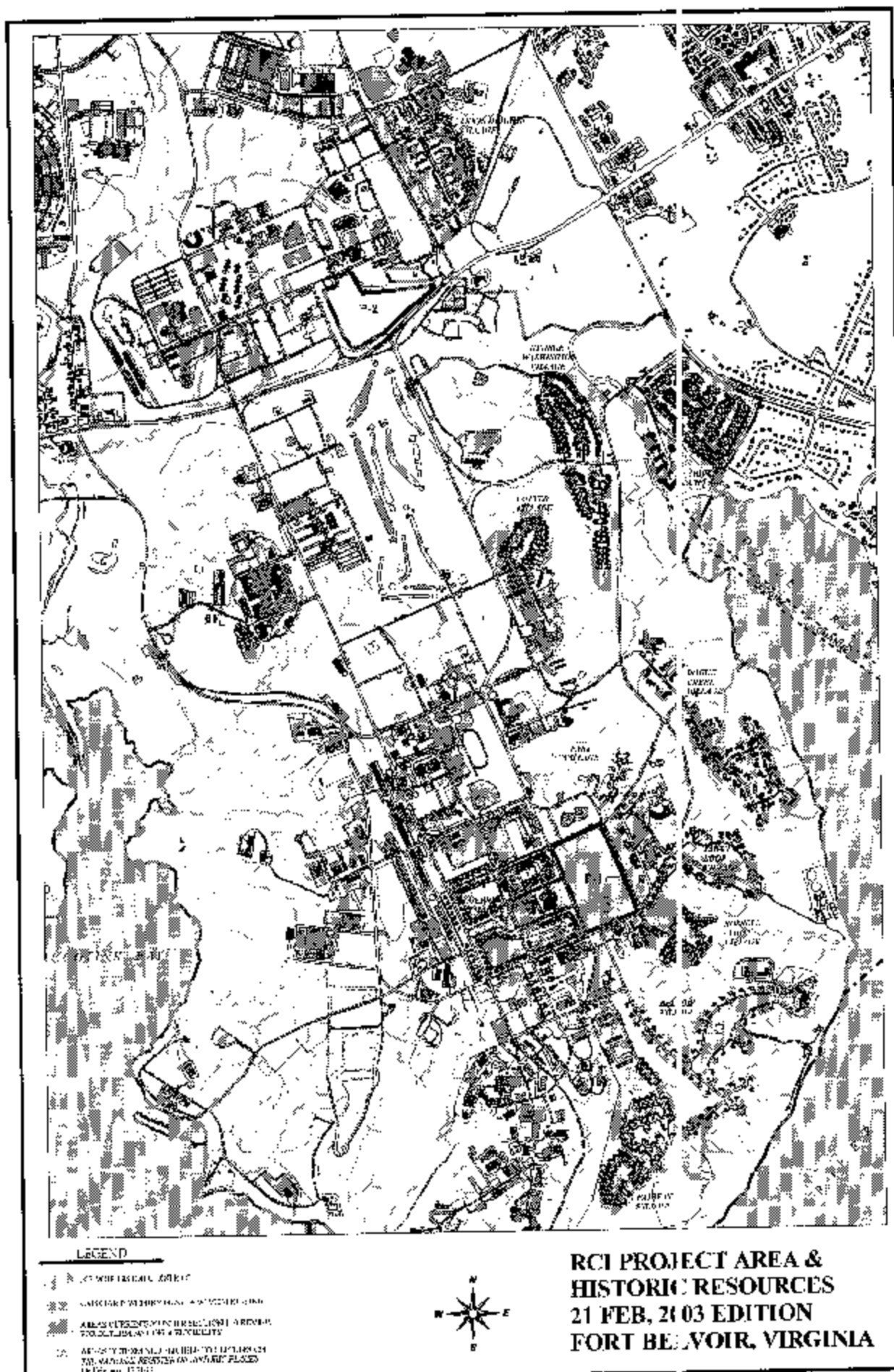
Sincerely,

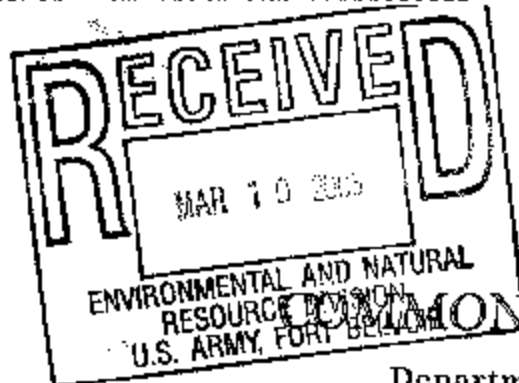


Kevin W. Pace  
Lieutenant Colonel, U. S. Army  
Director of Installation Support

Enclosure







## COMMONWEALTH of VIRGINIA

## Department of Historic Resources

W. Tayloe Murphy, Jr.  
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Kathleen S. Kilpatrick  
Director

February 25, 2003

Tel: (804) 367-2323  
Fax: (804) 367-2391  
TDD: (804) 367-2386  
www.dhr.state.va.us

LTC Kevin W. Tate  
Director of Installation Support  
Department of the Army  
U.S. Army Garrison, Fort Belvoir  
Directorate of Installation Support  
9430 Jackson Loop, Suite 107  
Fort Belvoir, Virginia 22060-5130

Re: Implementation of Residential Communities Initiative (RCI)  
US Army Garrison Fort Belvoir  
Fairfax County, Virginia  
DHR File No. 2003-0021

Dear Colonel Tate:

We have received your request for our review and comment regarding the above referenced project. It is our understanding that the Department of the Army proposes to implement the Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. The purpose of the RCI program is to privatize the on post housing at Fort Belvoir and to construct additional housing units to meet the needs of soldiers and their families. Due to the nature of the project, the Army anticipates that the undertaking will have an adverse effect on the Fort Belvoir Historic District, a resource listed in the National Register of Historic Places.

Although we concur that there will be an effect to the historic resource, it is premature to conclude that that effect will be adverse. On 14 February 2003, Kathleen Kilpatrick, DHR Director, and two members of her staff, Ethel Eaton and Marc Holma, met with Colonel Williams, Fort Belvoir garrison commander, Maury Cralle, Director of Housing and Project Manager for the RCI, and Caroline Fisher, Project Manager RCI, to discuss the undertaking. At that meeting, the group determined that development of a Programmatic Agreement (PA) is appropriate for this undertaking due to its scope and potential to effect historic resources. The group decided to meet again at Fort Belvoir to further discuss the development of a PA and to give those who are not familiar with the resources at Fort Belvoir an opportunity to view them. A date of 25 February was set, however, DHR later requested that the Army reschedule the meeting to 6 March.

Administrative Svcs.  
10 Courthouse Avenue  
Petersburg, VA 23803  
Tel: (804) 863-1655  
Fax: (804) 862-8196

Petersburg Office  
19-B Bollingbrook Street  
Petersburg, VA 23803  
Tel: (804) 863-1630  
Fax: (804) 862-1627

Portsmouth Office  
612 Court Street, 3rd Floor  
Portsmouth, VA 23704  
Tel: (757) 396-6709  
Fax: (757) 396-6711

Roanoke Office  
1030 Pennmar Avenue, SE  
Roanoke, VA 24013  
Tel: (540) 857-7185  
Fax: (540) 857-5262

Winchester Office  
107 N. Kent Street, Suite 203  
Winchester, VA 22601  
Tel: (540) 722-3427  
Fax: (540) 722-3427

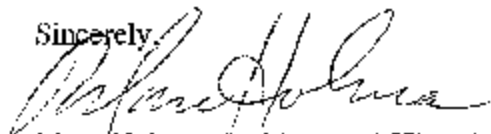
Page 2

February 25, 2003

LTC Kevin W. Tate

We look forward to working with the Army regarding the RCI project. If you have any questions about the Section 106 review process or our comments, please call me at (804) 367-2323, Ext. 114.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marc Holma".

Marc Holma, Architectural Historian  
Office of Review and Compliance

Alexandria Friends Meeting  
Religious Society of Friends  
8990 Woodlawn Road  
Fort Belvoir, VA 22060

To - DIS-ENV  
- DPTMS - Historia  
CF: CP  
file - Friends

5 March 2003

*C. Cralle*  
7 March  
Maury Cralle  
Project Manager, Residential Communities Initiative  
US Army Garrison, Fort Belvoir  
9910 Tracy Loop, Building 766  
Fort Belvoir, VA 22060-5443

Dear Mr. Cralle,

On behalf of the Alexandria Monthly Meeting of the Religious Society of Friends (Meeting), I would like to express my appreciation for the opportunities you have provided for information sharing and discussion concerning the potential effects of the Fort Belvoir Residential Communities Initiative (RCI) on our historic meetinghouse property and our worship community. We are pleased to hear that some of the urgency to move forward quickly may have eased, and we look forward to continuing our dialogue with you and with the other affected neighbors as Fort Belvoir's plans proceed.

As you know, the Meeting has formed an Ad Hoc Committee to facilitate communication and to help manage our ongoing participation in this process. Ad Hoc Committee members are Warren Treuer, Linda Spencer, David Sa'adah, Judy Riffin, and Martha Catlin. Decisions concerning the Meeting's position on any matter will, however, be made by the Meeting as a whole through worshipful Quaker process and will be communicated to Fort Belvoir in writing, as needed, by the Clerk, on behalf of the Meeting.

You have graciously asked our views on how the RCI project could be designed to ensure that our needs and concerns are addressed, and we have begun that dialogue within the Meeting community. At this stage, we feel that the most important need is for information regarding not only the RCI project but also the historical relationship between Fort Belvoir and the Meeting.

We believe this information will enrich our understanding of those periods of transition and also help us come together as a Meeting to form a response to your request for our views regarding our future. In addition, we hope any additional research we conduct will be of value to you in your RCI planning process. Recognizing that Fort Belvoir may hold records that could yield factual material (such as land records, archaeological data, historical maps, surveys, correspondence with former landowners, etc.) pertaining to this aspect of our shared history, we request your assistance in facilitating access to such records by the Ad Hoc Committee, whose

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Historian  
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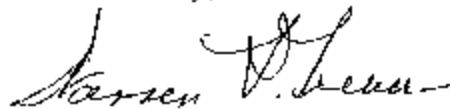
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members have agreed to begin the task of tracing land transfers of the descendants of the Woodlawn Quaker settlers.

Action  
DIS | In addition to our informal coordination, which we consider to be quite constructive, you have indicated that Fort Belvoir's plans include initiation of the process of considering the RCI program's effects to historic properties pursuant to Section 106 of the National Historic Preservation Act. We look forward to participating in Section 106 consultation and request that we be included as "consulting parties" as defined in the Section 106 regulations of the Advisory Council on Historic Preservation, "Protection of Historic Properties" (36 CFR Part 800).

Again, thank you for your courtesy and consideration.

Sincerely,



Warren L. Treuer, Clerk

Alexandria Friends Meeting  
Religious Society of Friends  
8990 Woodlawn Road  
Fort Belvoir, VA 22060

To - DIS-ENV  
- DPTMS - Historia  
CF: CP  
file - Friends

5 March 2003

*C. Cralle*  
7 March  
Maury Cralle  
Project Manager, Residential Communities Initiative  
US Army Garrison, Fort Belvoir  
9910 Tracy Loop, Building 766  
Fort Belvoir, VA 22060-5443

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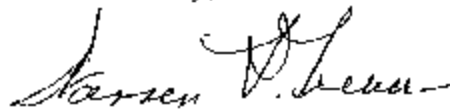
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Again, thank you for your courtesy and consideration.

Sincerely,



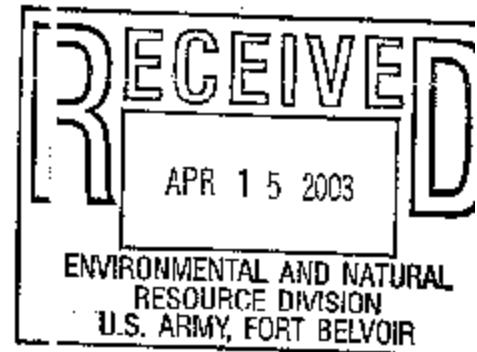
Warren L. Treuer, Clerk





April 14, 2003

Patrick McLaughlin  
US Army Garrison Fort Belvoir  
Fort Belvoir Environmental And Natural Resource Division  
9430 Jackson Loop Road, Suite 107  
Fort Belvoir, VA 22060-5130



RE: Implementation of Residential Communities Initiative (RCI)  
and Master Plan Process  
US Army Garrison Fort Belvoir, Virginia

Dear Mr. McLaughlin:

This letter will confirm that the National Trust for Historic Preservation would like to participate as a consulting party for purposes of Section 106 of the National Historic Preservation Act (NHPA) with respect to the implementation of the Residential Communities Initiative (RCI) at Fort Belvoir. We understand that the Army plans to satisfy its Section 106 responsibilities through the development of a Programmatic Agreement for the RCI development.

In addition, we would like to participate as a consulting party with respect to the master planning process that has been initiated for Fort Belvoir. We understand that the Army will likely be using the NEPA documentation for the master plan to satisfy Section 106 requirements. Pursuant to 36 C.F.R. §§ 800.2(c)(5) and 800.3(f)(3), the National Trust requests an opportunity to participate formally as a consulting party with respect to this project.

We appreciate your taking the time to meet with us and other interested parties at Woodlawn on April 3, 2003 to discuss the RCI plans for the Lewis Heights neighborhood, immediately adjacent to Woodlawn, and to provide us with background information on the broader scope of the RCI program at Fort Belvoir. (In addition, as you know, the National Trust also participated in the March 12<sup>th</sup> public meeting on the RCI plans.)

#### Interests of the National Trust

The National Trust for Historic Preservation was chartered by Congress in 1949 as a private nonprofit organization for the purpose of furthering the historic preservation policies of the United States and facilitating public participation in the preservation of our nation's heritage. 16 U.S.C. § 468. With the support of our 250,000 members nationwide, including nearly 18,000 members in Virginia, the National Trust works to protect significant historic sites and to advocate historic preservation as a fundamental value in programs and policies at all levels of

*Protecting the Irreplaceable*



Patrick McLaughlin  
April 14, 2003  
Page Two

government. The Trust has seven regional offices around the country, including a Southern Field Office in Washington, DC, which is specifically responsive to preservation issues in Virginia.

The Trust has a particular interest in enforcing agency compliance with the National Historic Preservation Act, since the Chairman of the Trust has been designated by Congress as a member of the federal Advisory Council on Historic Preservation. *Id.* § 470i(a)(8). In addition, the Trust has a history of involvement in issues regarding federal agency stewardship of historic properties, including specific experience with Department of Defense agencies. We think the National Trust could play a constructive role in the consultation process for these undertakings by bringing our national perspective to bear on the RCI implementation and the planning process at Fort Belvoir.

Thus, the National Trust's interest in participating in the review process for these undertakings is based on our dual role both as a national policy advocate and as a neighboring property owner. Fort Belvoir is immediately adjacent to Woodlawn, which is one of the National Trust's 21 Historic Sites. In our roles as neighbors, Woodlawn and Fort Belvoir have been working together for more than a year in consultation with the Virginia Department of Transportation regarding the proposed widening of Route 1, which cuts through both properties.

At the same time, because the RCI is a national program with historic resource implications for other Army facilities, the National Trust has a policy interest in these undertakings that extends beyond Fort Belvoir.

As the Section 106 process gets underway for both undertakings, please send any notices of meetings and documents for review and comment to both of the following addresses:

Ross Randall, Director  
Woodlawn  
P.O. Box 37  
Mt. Vernon, VA 22121  
T: 703-780-4000 x.26  
F: 703-780-8509  
ross\_randall@nthp.org

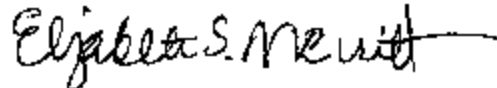
Robert Nieweg, Director  
Southern Field Office  
National Trust for Historic Preservation  
1785 Massachusetts Ave. NW  
Washington, DC 20036  
T: 202-588-6107  
F: 202-588-6223  
robert\_nieweg@nthp.org

Meanwhile, for the RCI implementation, we would appreciate receiving any additional information that has been developed for the project, to help us understand some of the preliminary decisions that have been made. For example, we note from the hand-out that the Army is proposing to demolish 58 historic buildings at Fort Belvoir to implement the RCI. We would like to review the studies that may have led to this decision, such as condition assessments or feasibility studies for rehabilitation.

Patrick McLaughlin  
April 14, 2003  
Page Three

We appreciate your consideration of the National Trust's views, and we look forward to working with you to address the issues presented by this project as the environmental and historic preservation review process goes forward.

Sincerely,



Elizabeth S. Merritt  
Deputy General Counsel



Robert Nieweg, Director  
Southern Field Office

cc: Brian M. Lione, Fort Belvoir  
Beth Hesler, Torti Gallas & Partners  
Joe Jones, Fort Belvoir RCI  
Cheri Thompson, Fort Belvoir RCI  
Eleanor Krause, Architects Studio  
Linda Cornish Blank, Fairfax County Government  
Martha Catlin, Alexandria Friends Meeting at Woodlawn  
Nancy R. James, Alexandria Friends Meeting at Woodlawn  
Tom McCulloch, Advisory Council on Historic Preservation  
Ross Randall, Director, Woodlawn



**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 109  
FORT BELVOIR, VIRGINIA 22060-5116

REPLY TO  
ATTENTION OF

Environmental and  
Natural Resource Division

APR 15 2003

Ross Randall  
Director  
Woodlawn Plantation  
9000 Richmond Highway  
Alexandria, VA 22309

Mr. Randall:

On April 3, 2003, your organization hosted a meeting with representatives from Fort Belvoir to discuss the Residential Communities Initiative (RCI) and its potential effects on historic resources on and off the installation. During that meeting, you requested a map of archaeological sites on the installation. Please find the map enclosed, entitled "Archaeological Sites and RCI Areas - 26MAR03 Edition."

Please note that archaeological site data is considered sensitive information by Fort Belvoir. As such, we ask that you not share this map with anyone in your organization who does not have direct involvement in the RCI process. Additionally, we provide this map to you with the understanding that it will not be reproduced in any way without consultation and approval by a government representative of the Environmental and Natural Resource Division (ENRD).

Thank you for your interest and proactive involvement in the RCI process. If you have any further questions, please contact Patrick McLaughlin, Chief of ENRD, at (703) 806-3193. We look forward to continuing our positive working relationship with you.

Sincerely,

Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics

Enclosure

**"EXCELLENCE THROUGH SERVICE"**





**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

REPLY TO  
ATTENTION OF

Environmental and  
Natural Resource Division

APR 15 2003

Elizabeth S. Merritt  
Deputy General Council  
Law Department,  
National Trust for Historic Preservation  
1785 Massachusetts Avenue, NW  
Washington DC 20036

Ms. Merritt:

In a letter to this office dated April 14, 2003, you requested that the National Trust for Historic Preservation be considered a consulting party in the Section 106 consultation process for the Residential Communities Initiative (RCI) on Fort Belvoir.

In accordance with 36 CFR 800.2, Fort Belvoir has determined that your organization meets the criteria required to be considered a "consulting party." This letter serves as official notification of your consulting party status.

If you have any questions concerning this action, please contact Patrick McLaughlin, Chief of the Environmental and Natural Resource Division, at (703) 806-3193. Thank you for your interest in the RCI process and historic resources on Fort Belvoir. We look forward to working with you.

Sincerely,

Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics

**"EXCELLENCE THROUGH SERVICE"**





**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

REPLY TO  
ATTENTION OF

APR 15 2003

Environmental and  
Natural Resource Division

Linda Cornish Blank  
County Historic Preservation Planner  
County of Fairfax  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

Ms. Blank:

At a public meeting on March 12, 2003, you requested that the County of Fairfax be considered a consulting party in the Section 106 process for the Residential Communities Initiative (RCI) on Fort Belvoir.

In accordance with 36 CFR 800.2, Fort Belvoir has determined that your organization meets the criteria required to be considered a "consulting party." This letter serves as official notification of your consulting party status.

If you have any questions concerning this action, please contact Patrick McLaughlin, Chief of the Environmental and Natural Resource Division, at (703) 806-4007. Thank you for your interest in the RCI process and historic resources on Fort Belvoir. We look forward to working with you.

Sincerely,

Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics

**"EXCELLENCE THROUGH SERVICE"**



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

Environmental and  
Natural Resource Division

APR 15 2003

Warren L. Treuer  
Clerk  
Alexandria Friends Meeting  
Religious Society of Friends  
8990 Woodlawn Road  
Fort Belvoir, VA 22060

Mr. Treuer:

In a letter dated March 5, 2003, you requested that the Alexandria Friends Meeting, Religious Society of Friends be considered a consulting party in the Section 106 process for the Residential Communities Initiative (RCI) on Fort Belvoir.

In accordance with 36 CFR 800.2, Fort Belvoir has determined that your organization meets the criteria required to be considered a "consulting party." This letter serves as official notification of your consulting party status.

If you have any questions concerning this action, please contact Patrick McLaughlin, Chief of the Environmental and Natural Resource Division, at (703) 806-4007. Thank you for your interest in the RCI process and historic resources on Fort Belvoir. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin W. Tate".

Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics

**"EXCELLENCE THROUGH SERVICE"**







REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

Environmental and Natural  
Resource Division

APR 18 2003

Don L. Klima  
Director  
Office of Federal Agency Programs, Eastern Office  
Advisory Council on Historic Preservation  
Old Post Office Building  
1100 Pennsylvania Avenue, NW, Suite 803  
Washington, DC 20034

RE: Implementation of Residential Communities Initiative  
US Army Garrison Fort Belvoir, Virginia

Dear Mr. Klima:

In accordance with the provisions of 36 CFR Part 800.6(a)(1) and 36 CFR Part 803 Appendix A, we are requesting your participation in the resolution of adverse effects related to the implementation of the United States Army Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. On February 6, 2003, we notified the Virginia Department of Historic Resources (VDHR) of our finding of adverse effects to historic resources (Attachment A). During a meeting with Fort Belvoir on March 6, 2003, VDHR verbally concurred with our finding and suggested that we invite you to participate in the consultation process.

Description of the Undertaking

The purpose of the RCI program is to privatize 763 current residential resources (2,070 Army Family Housing (AFH) units, eleven garages) at Fort Belvoir. Detailed information about the Fort Belvoir RCI program can be found at [www.belvoir.army.mil](http://www.belvoir.army.mil), and in the body of our letter to VDHR, dated February 6, 2003 (Attachment A).

Briefly stated, 176 residential resources eligible for listing in the National Register of Historic Places (NRHP) are included in the RCI project area, as are 35 residential resources currently under review by the VDHR for determination of eligibility. These 211 (potentially-) eligible resources, in addition to seventeen archaeological sites, are the subject of our consultation.

Area of Potential Effect (APE)

The proposed APE for architectural and cultural landscape resources for this project coincides with five family housing neighborhoods on Fort Belvoir, including Belvoir, Cerber, Russell, Park and Jadwin Villages. Capehart-Wherry units covered under the Program Comment, as well as modern units, are not within the APE.

**"EXCELLENCE THROUGH SERVICE"**

The APE for archaeological resources is defined as all potential RCI project areas on the installation. Please note that earlier plans for the RCI project area (as referenced in our initial letter to VDMR on February 6, 2003) included 49 archaeological resources in the APE. The current revision to the RCI APE is accurately reflected in the map attachments to this letter.

The location of the RCI project area in relation to the historic housing areas and archaeological resources can be found in attachments (to this letter) B and C, respectively. Please note that attachments showing an outdated project area as referenced in our letter to VDMR on February 6, 2003 are not included.

#### Public and Stakeholder Involvement

A public scoping meeting was held on January 16, 2003 at Walt Whitman Middle School in Alexandria, Virginia to solicit public comments on the Environmental Assessment for the Fort Belvoir RCI project in accordance with the National Environmental Policy Act. A poster station explaining the Section 106 process was included at the meeting for those wishing to learn more about Fort Belvoir historic resources and Section 106 (Attachment D). Comments concerning the NEPA and Section 106 actions were solicited at the meeting, and comment sheets inviting the public to send in written input were provided.

On February 27, 2003, Fort Belvoir sent an invitation to over 65 local organizations and interested members of the public, in addition to over 225 residents of every historic home on the installation (sample letter included at Attachment E).

On Thursday, March 6, 2003, Fort Belvoir hosted Ms. Kathleen Kilpatrick, Virginia State Historic Preservation Officer, and staff members from the VDMR. During the visit, the SHPO and staff were given a tour of the historic resources and a briefing concerning Fort Belvoir's proposed action (Attachment F).

The first public meeting specifically addressing the Section 106 process, held Wednesday, March 12<sup>th</sup>, 2003, at the South County Center in Alexandria, Virginia, included a briefing that addressed historic resources and the RCI process (Attachment G). Input and comments on the process were solicited from attendees.

Woodlawn Plantation, Alexandria Friends Meeting - Religious Society of Friends, and the Fairfax County Certified Local Government Program have requested "consulting party" status in accordance with 36 CFR 800.2(c). Fort Belvoir is establishing connections to these organizations and considering their involvement.

A second public meeting will be held in May to further discuss the RCI project, the Section 106 process, and the adverse effects to historic resources on the installation.

All comments received from the NEPA scoping meeting, the two public meetings, and focus meetings with consulting parties will be considered in drafting the Programmatic Agreement.

#### Consultation

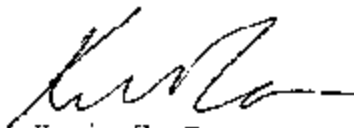
By copy of this letter we are notifying you of our determination that the sale and subsequent treatment of historic

family housing units at Fort Belvoir, lease of ground upon which they sit and the potential impact of new construction on archaeological sites will have an adverse effect on properties eligible for listing on the NRHP. In Fort Belvoir's opinion, the project meets the criteria established in 36 CFR Part 800 Appendix A - (c)(2), as the complexity of the Fort Belvoir RCI program and the subsequent Programmatic Agreement will continue to set precedent for future RCI projects across the nation.

If we do not hear from you within 15 days of receipt of notification, we will continue consultation with the VDR regarding effects and mitigation to be included in a Programmatic Agreement.

If you have any questions or comments concerning this action, please contact Mr. Patrick McLaughlin, Chief, Environmental and Natural Resource Division at (703) 806-3193. Mr. McLaughlin will serve as Fort Belvoir's point of contact for this project. We look forward to working with you.

Sincerely,



Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics

Enclosures



**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

REPLY TO  
ATTENTION OF

APR 18 2003

Environmental and  
Natural Resource Division

Resident  
Historic Housing Area  
Fort Belvoir, VA 22060

Dear Historic Housing Resident:

On March 12, 2003, Fort Belvoir held a meeting to explain the Residential Communities Initiative (RCI) process on the installation and its potential to affect resources listed in, or eligible for listing in, the National Register of Historic Places (NRHP). The meeting was also designed to solicit input from the public and consulting parties about the process and its potential effects.

The next meeting will be held from 7:00 to 9:00 PM on Tuesday, May 13th, 2003, in the main conference room at the South County Center, 8350 Richmond Highway, Alexandria, Virginia in Fairfax County. Information on the South County Center (including directions) can be found at <http://www.co.fairfax.va.us/maps/locatsouthcocenter.htm> or by calling (703) 704- 080. This letter serves as a formal invitation to the second meeting.

Detailed information concerning the RCI project was included in the invitation to the first meeting, mailed on February 27, 2003. If you have recently been added to our mailing list, a copy of the letter is enclosed here for your reference. If you did not receive the first invitation, and no copy is enclosed, please call (703) 806-3759 and request that a copy of February 27, 2003 letter be sent to you.

Since the first meeting in February, we have continued to develop and refine our plans for historic resources on the installation. At the May 13 meeting, we will present conceptual designs for infill housing in- and adjacent to the historic district, proposed plans to rehabilitate the interior and exterior of historic homes, and proposed plans to construct garages in Belvoir, Gerber, Jadwin, and Park Villages.

Specific details concerning the proposed demolition of 58 historic buildings in Jadwin, Park, and Rossell Villages will also be presented at the May 13 meeting. Descriptions of

**"EXCELLENCE THROUGH SERVICE"**

proposed methods to mitigate the adverse effects of the demolition to the historic resources will be available for your review and comment.

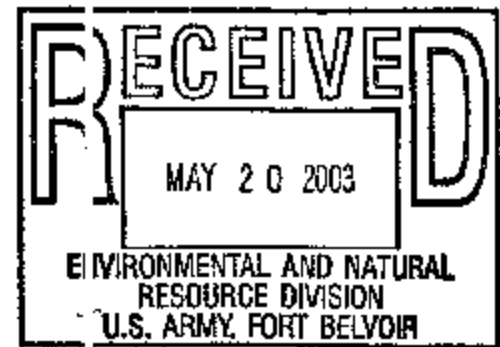
Your attendance and cooperation is appreciated. Please reply with your intention to participate in this meeting no later than May 9, 2003 via email to [environmental@belvoir.army.mil](mailto:environmental@belvoir.army.mil) or via phone at (703) 806-4007, or fax to (703) 806-0622. Your comments concerning the RCI project and its effects to historic resources are welcome at any time using these methods of contact, or in person during the May 13 meeting. We request that all comments be received no later than May 30, 2003.

Thank you for your interest and proactive involvement in the RCI process. If you have any further questions, please contact Patrick McLaughlin, Chief of the Environmental and Natural Resource Division, at (703) 806-3193.

Sincerely,



Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics



MAY - 5 2003

Lieutenant Colonel Kevin W. Tate  
Director of Public Works and Logistics  
U.S. Army Garrison, Fort Belvoir  
Directorate of Public Works and Logistics  
9430 Jackson Loop, Suite 102  
Fort Belvoir, VA 22060-5116

REF: Implementation of Residential Communities Initiative (RCI) at Fort Belvoir

Dear Lieutenant Colonel Tate:

We have reviewed the documentation that the U.S. Army has forwarded, along with your invitation to the ACHP to participate in the consultation to avoid, minimize, or mitigate adverse effects to historic properties caused by the referenced undertaking.

Our review of this material was to determine whether the ACHP should participate in the consultation leading to a Programmatic Agreement (PA) to address effects to historic properties. Under the ACHP's regulations (36 CFR Part 800.2(b)(1)), the ACHP can enter into the consultation process if necessary to "ensure that the purposes of section 106 and the [National Historic Preservation] act are met."


Fort Belvoir's plans are to privatize over 2000 Army Family Housing units and associated facilities. Many of these structures to be renovated or removed, and archaeological properties in the Area of Potential Effect are considered eligible for inclusion in the National Register of Historic Places. Both Fort Belvoir and the Virginia State Historic Preservation Officer have agreed that the RCI will have adverse effects to some of these historic properties. Fort Belvoir also is implementing an extensive public outreach and stakeholder program to ensure that the wider community around the Fort have the opportunity to make their concerns known and to participate in the decision making.

In discussing this ongoing process with some of the participants it appears that this consultation is proceeding smoothly. Accordingly, we do not believe that our formal entry into the Section 106 process is necessary at this time. Thus, we will not be a consulting party to implement the RCI program at Fort Belvoir. However, should circumstances change and you determine that our participation is required, please notify us. We are also available to assist Fort Belvoir on an informal basis to ensure that historic properties receive due consideration as the RCI progresses.

Pursuant to the ACHP's regulations, you will need to file the final PA and related documentation at the conclusion of the consultation process. The filing of the PA with the ACHP is required in order for the U.S. Army to complete its compliance responsibilities under Section 106 of the National Historic Preservation Act.

Thank you for your cooperation. Should you have any questions, or wish to discuss this matter, please contact Dr. Tom McCulloch at (202) 606-8505, or by E-mail at [tmcculloch@acbp.gov](mailto:tmcculloch@acbp.gov).

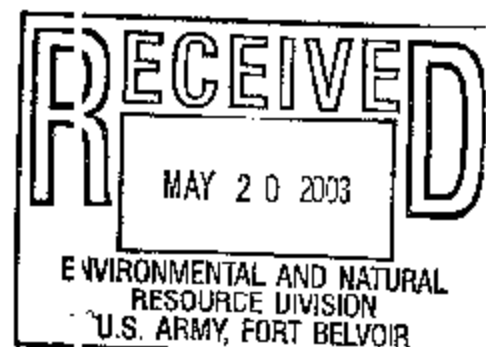
Sincerely,



David L. Kline

Director

Office of Federal Agency Programs





REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
U. S. ARMY GARRISON, FORT BELVOIR  
DIRECTORATE OF PUBLIC WORKS AND LOGISTICS  
9430 JACKSON LOOP, SUITE 100  
FORT BELVOIR, VIRGINIA 22060-5116

Environmental and  
Natural Resource Division

MAY 5 2003

Marc Holma  
Architectural Historian  
Office of Review and Compliance  
Department of Historic Resources  
2801 Kensington Avenue  
Richmond, VA 23221

Re: Determination of consulting parties for Residential  
Communities Initiative (RCI) Section 106 process:  
DHR File Number 2003-0021

Dear Mr. Holma:

This letter is to document that the following organizations have requested consulting party status for the RCI Section 106 process. They are the only organizations to have requested such status. In accordance with 36 CFR 800.2, Fort Belvoir has determined that these organizations meet the criteria to be considered consulting parties:

Alexandria Friends Meeting, Religious Society of Friends  
Fairfax County Government  
National Trust for Historic Preservation

Official notification of consulting party status was mailed to each of the organizations on April 18, 2003.

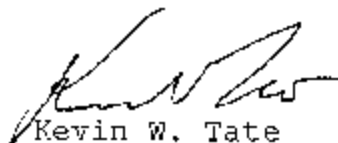
In addition, residents of Fort Belvoir historic housing were invited to attend a historic housing intake session on April 23, 2003, as additional consulting parties.

**"EXCELLENCE THROUGH SERVICE"**

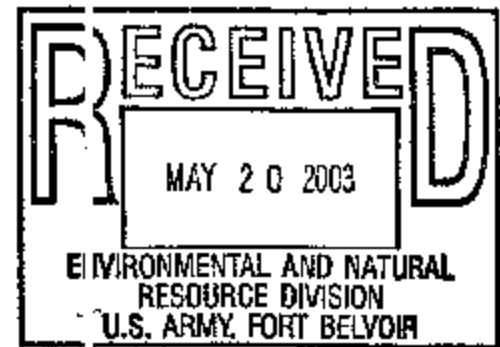


If you have any questions concerning this action, please contact Patrick McLaughlin, Chief of the Environmental and Natural Resource Division, at (703) 806-3193.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin W. Tate', is positioned above the printed name.

Kevin W. Tate  
Lieutenant Colonel, U. S. Army  
Director of Public Works  
and Logistics



MAY - 5 2003

Lieutenant Colonel Kevin W. Tate  
Director of Public Works and Logistics  
U.S. Army Garrison, Fort Belvoir  
Directorate of Public Works and Logistics  
9430 Jackson Loop, Suite 100  
Fort Belvoir, VA 22060-5116

REF: Implementation of Residential Communities Initiative (RCI) at Fort Belvoir

Dear Lieutenant Colonel Tate:

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Our review of this material was to determine whether the ACHP should participate in the consultation leading to a Programmatic Agreement (PA) to address effects to historic properties. Under the ACHP's regulations (36 CFR Part 800.2(b)(1)), the ACHP can enter into the consultation process if necessary to "ensure that the purposes of section 106 and the [National Historic Preservation] act are met."


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In discussing this ongoing process with some of the participants it appears that this consultation is proceeding smoothly. Accordingly, we do not believe that our formal entry into the Section 106 process is necessary at this time. Thus, we will not be a consulting party to implement the RCI program at Fort Belvoir. However, should circumstances change and you determine that our participation is required, please notify us. We are also available to assist Fort Belvoir on an informal basis to ensure that historic properties receive due consideration as the RCI progresses.

Pursuant to the ACHP's regulations, you will need to file the final PA and related documentation at the conclusion of the consultation process. The filing of the PA with the ACHP is required in order for the U.S. Army to complete its compliance responsibilities under Section 106 of the National Historic Preservation Act.

Thank you for your cooperation. Should you have any questions, or wish to discuss this matter, please contact Dr. Tom McCulloch at (202) 606-8505, or by E-mail at [tmcculloch@eacbp.gov](mailto:tmcculloch@eacbp.gov).

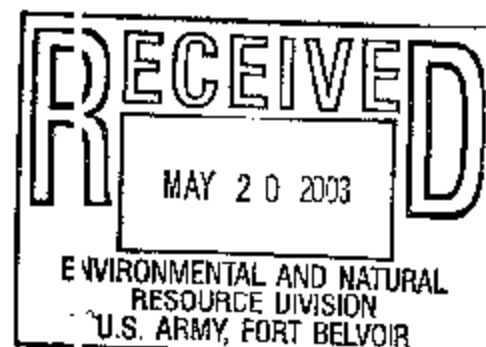
Sincerely,



David L. Kline

Director

Office of Federal Agency Programs





DEPARTMENT OF THE ARMY  
RESIDENTIAL COMMUNITIES INITIATIVE  
HEADQUARTERS, U.S. ARMY GARRISON, FORT BELVOIR  
9910 TRACY LOOP, BUILDING 768  
FORT BELVOIR, VIRGINIA 22060-5843

September 3, 2002

Elizabeth Locklear  
Virginia Department of Conservation and Recreation  
Division of Natural Heritage  
217 Governor Street, 3<sup>rd</sup> Floor  
Richmond, Virginia 23219

Dear Ms. Locklear:

The Army is preparing an Environmental Assessment (EA) for the Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. The Army proposes to convey the existing family housing units in 12 existing housing villages and to provide a 50-year land lease of the underlying land parcels (465 acres) and of an additional 43-acre development parcel, to a private-sector development entity. Over a number of years, the RCI project will revitalize or replace some existing housing units and construct additional housing units on these parcels.

The affected parcels on Fort Belvoir are identified on the enclosed maps. For context, I have also enclosed an area map. The EA will review the potential environmental effects of the proposed action, including potential threats to the continued existence of threatened and endangered species or the destruction or adverse modification of critical habitat.

We would like to solicit information from you regarding the known locations of rare, threatened, and endangered species at Fort Belvoir, especially those within or near the affected parcels (see the enclosed maps). In addition, we would value any comments you may have on the proposed action. We would greatly appreciate receiving the information within 30 days of your receipt of this letter.

I have included four enclosures for your viewing. They are: Figure 1-1, Installation Location; Figure 2-1, Site Map; Figure X, Proposed RCI Site; and, RCI Information Paper.

If you have any questions, I may be reached at 703-805-3018 or by fax at 703-805-3025. Thank you for your kind assistance.

Respectfully,

4 Enclosures

  
George L. Barbee  
Program Manager

Copy Furnished w/o Enclosures:  
Deputy Garrison Commander, U.S. Army Garrison, Fort Belvoir  
Director for Installation Support, Environmental Management Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir



DEPARTMENT OF THE ARMY  
RESIDENTIAL COMMUNITIES INITIATIVE  
HEADQUARTERS, U.S. ARMY GARRISON, FORT BELVOIR  
8910 TRACY LOOP, BUILDING 766  
FORT BELVOIR, VIRGINIA 22060-5849

September 3, 2002

Karen L. Mayne  
United States Department of the Interior  
Fish and Wildlife Service  
Ecological Services  
6669 Short Lane  
Gloucester, VA 23061

Dear Ms. Mayne:

The Army is preparing an Environmental Assessment (EA) for the Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. The Army proposes to convey the existing family housing units in 12 existing housing villages and to provide a 50-year land lease of the underlying land parcels (465 acres) and of an additional 43-acre development parcel, to a private-sector development entity. Over a number of years, the RCI project will revitalize or replace some existing housing units and construct additional housing units on these parcels.

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If you have any questions, I may be reached at 703-805-3018 or by fax at 703-805-3025. Thank you for your kind assistance.

Respectfully,

4 Enclosures

  
George L. Barbee  
Program Manager

Copy Furnished w/o Enclosures:

Deputy Garrison Commander, U.S. Army Garrison, Fort Belvoir  
Director for Installation Support, Environmental Management Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir



DEPARTMENT OF THE ARMY  
RESIDENTIAL COMMUNITIES INITIATIVE  
HEADQUARTERS, U.S. ARMY GARRISON, FORT BELVOIR  
9910 TRACY LOOP, BUILDING 768  
FORT BELVOIR, VIRGINIA 22060-5B43

September 3, 2002

Karen Reay  
Virginia Department of Game and Inland Fisheries  
Environmental Services Section  
P.O. Box 11104  
Richmond, Virginia 23230

Dear Ms. Reay:

The Army is preparing an Environmental Assessment (EA) for the Residential Communities Initiative (RCI) at Fort Belvoir, Virginia. The Army proposes to convey the existing family housing units in 12 existing housing villages and to provide a 50-year land lease of the underlying land parcels (465 acres) and of an additional 43-acre development parcel, to a private-sector development entity. Over a number of years, the RCI project will revitalize or replace many existing housing units and add some new housing units on these parcels.

The affected parcels on Fort Belvoir are identified on the enclosed maps. For context, I have also enclosed an area map. The EA will review the potential environmental effects of the proposed action, including potential threats to the continued existence of threatened and endangered species or the destruction or adverse modification of critical habitat.

We would like to solicit information from you regarding the known locations of rare, threatened, and endangered species at Fort Belvoir, especially those within or near the affected parcels (see the enclosed maps). In addition, we would value any comments you may have on the proposed action. We would greatly appreciate receiving the information within 30 days of your receipt of this letter.

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If you have any questions, I may be reached at 703-805-3018 or by fax at 703-805-3025. Thank you for your kind assistance.

Respectfully,

4 Enclosures

  
George L. Barbee  
Program Manager

Copy Furnished w/o Enclosures:  
Deputy Garrison Commander, U.S. Army Garrison, Fort Belvoir  
Director for Installation Support, Environmental Management Office, Fort Belvoir  
Public Affairs Office, U.S. Army Garrison, Fort Belvoir

## **FORT BELVOIR RESIDENTIAL COMMUNITIES INITIATIVE**

### **INFORMATION PAPER**

The quality of life of military members and their families as well as military retention has long been on the Army's forefront, with military family housing as a primary priority. Today, military families needs are quite different than when military family housing was built four decades ago. Suitable, convenient, safe, and affordable family housing is not available in the local real estate market at rates that are within the financial means of many enlisted families. Additionally, due to ever decreasing Congressional funding levels, the traditional military construction program is unable to keep pace with the needed maintenance and repair and the requirements for construction of new or additional military family housing.

The Army's intent is to use legislative authorities contained in the Defense Authorization Act known as the Military Housing Privatization Initiative signed into law in 1996. This legislation provides alternative solutions for the Military Services to improve military family housing. The legislation is intended to influence the way military families live in the future by offering safe, affordable, convenient, attractive, and quality residential communities similar to those found in the local community.

Under the Army's RCI program, Fort Belvoir is looking for a long-term relationship with a partner to finance, design, construct, manage, operate, maintain, and repair its military family housing inventory over a fifty-year period. In exchange for this business opportunity, the developer partner will receive the military member's basic allowance for housing as rent. The RCI focus is on quality residential communities rather than quantity.

We expect to kick-off the partnership with our selected developer partner by the middle of September 2002. Following the selection, we estimate the joint collaboration phase and the formulation of the Fort Belvoir Community Development and Management Plan (CDMP) to take one year before formal implementation. The CDMP contains the business and financial plans and sets forth the terms and conditions of the partnership's long-term relationship with the Army. The CDMP will require approvals from the Department of the Army, Defense Department, Office of Management and Budget and Congress before transitioning the property from the Government to the developer partner.

Recognizing the complexity and breath of issues and concerns that arise in planning and executing projects of this magnitude and scope, a range of topics proposed in the CDMP will be fully coordinated with residents, various civic and community leaders, county and state officials, and other interested stakeholders.

We anticipate replacing the entire existing military family housing inventory with the exception of those homes that are considered to be historic. Further, we anticipate the construction of several neighborhood centers to accommodate family gatherings and activities along with the reshaping of the housing areas into residential communities similar to those found in the local community.



# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Ecological Services  
6669 Short Lane  
Gloucester, VA 23061



October 03, 2002

Mr. George Barbee  
Department of the Army  
9910 Tracy Loop, Building 766  
Fort Belvoir, Virginia 22060-5843

Re: Residential Communities Initiative,  
# 2690, Fairfax County, Virginia

Dear Mr. Barbee:

The U.S. Fish and Wildlife Service (Service) has received your request for information on federally listed or proposed endangered or threatened species and designated critical habitat for the referenced project. This letter is submitted in accordance with provisions of the Endangered Species Act (ESA) of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.).

Your client, the U.S. Army, proposes to convey 12 existing housing villages and to provide a 50-year land lease of 508 acres of underlying land parcels currently located inside of Fort Belvoir to a private-sector development entity. During the time the land is leased, some of the existing housing units will be revitalized or replaced and new additional housing will be constructed. Occurrences of small whorled pogonia (*Isotria medeoloides*), Federally listed threatened, have been documented in an adjacent county, and the Service believes appropriate habitat may exist at the site. Appropriate habitat for this orchid is ordinary-looking, third-growth upland forests with an open understory on terrain that is almost level or gently to moderately sloping, but it has been found on steep slopes. Although the pogonia may be found more often on slopes with northerly or easterly exposures, all aspects with appropriate habitat may contain the pogonia. Small whorled pogonia sites can be generally characterized by their proximity to canopy openings, the presence of dead standing trunks, little herbaceous ground cover, and wood litter on the ground. The Service recommends a survey within appropriate habitat at the project site. Surveys should be conducted between June 1 and July 20, of any given year. The Service also recommends that you consider survey needs of and potential effects to state listed endangered and threatened species. Outside of these months, a site visit by a qualified individual can determine if appropriate habitat exists at the project site.

The attached list contains individuals who are qualified to assess habitat and conduct surveys for the small whorled pogonia. This list may not include all individuals qualified or authorized to survey for this species. If a surveyor is selected who is not on the pre-approved surveyor list, the surveyor's qualifications and proposed survey design should be submitted to this office for review at least 30 days prior to work. Please send copies of all survey results to this office or

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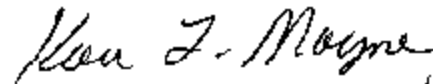


inform this office if a survey will not be conducted. If the survey determines that any rare species are present, please contact this office to allow us the opportunity to work with the Army to ensure that this project avoids or minimizes adverse effects to rare species and their habitats.

If a qualified surveyor determines that no small whorled pogonia exists on the project site, the Service believes that the project would not likely adversely affect listed species and that further consultation pursuant to section 7 of the ESA is not necessary.

If you have any questions or need further assistance concerning this project, contact Ms. Jolie Harrison at (804) 693-6694, extension 208.

Sincerely,

A handwritten signature in cursive script, reading "Karen L. Mayne".

Karen L. Mayne  
Supervisor  
Virginia Field Office

Enclosures

# Small Whorled Pogonia

## *Isotria medeoloides*



© D.D. Tyler

**Description** - The small whorled pogonia is a herbaceous perennial orchid. It has a widely scattered distribution in the eastern United States along the Atlantic coast from Maine to Georgia with outlying occurrences in the midwest and Canada. This species has pale green, elliptical leaves, usually five or six, that grow in a single whorl at the top of a hairless, grayish-green stem. The one or two flowers per plant are yellowish-green, unscented, and form in the center of the whorl.

**Life History** - In Virginia, the small whorled pogonia is found in ordinary looking third-growth upland forests with an open understory and a closed canopy where the topography is typically moderately sloping or almost level. The plants are usually associated with decaying vegetative matter such as fallen trunks and limbs, leaf litter, bark, and tree roots. The pogonia is found in soils that are acidic sandy loams with low nutrient

content. The flowers appear in late April to mid-May. The small whorled pogonia reproduces primarily through self-pollination and occasionally vegetatively. It is often confused with the Indian cucumber-root (*Medeola virginiana*) and the large whorled pogonia (*Isotria verticillata*). The Indian cucumber-root has deep green leaves with a stem that is thin, hairy, and wiry. The large whorled pogonia has a reddish-purple stem and dark green leaves; its flower is reddish-purple.

**Conservation** - The small whorled pogonia was federally listed as an endangered species on September 10, 1982. It was reclassified as threatened on November 7, 1994. This was possible because at the time of reclassification 61% of the viable populations had been protected. The small whorled pogonia and its habitat continue to be threatened, directly and indirectly, by residential and commercial development. The upland habitat where it is found is seldom protected by federal or state laws unless it occurs on federally-owned property. Without voluntary landowner protection many pogonia populations have been and will be destroyed. Other threats to this species are collection by plant enthusiasts and browsing by white-tailed deer and invertebrates.

**What You Can Do To Help** - If you find a plant that appears to be the small whorled pogonia, take note of the location and photograph the plant, if possible. Please do not remove the plant!

Contact one of the following agencies for assistance:

Virginia Department of Agriculture  
and Consumer Services  
Office of Plant Protection  
P.O. Box 1163  
Richmond, Virginia 23209  
(804) 786-3515

Virginia Department of  
Conservation and Recreation  
Division of Natural Heritage  
217 Governor Street, 3rd Floor  
Richmond, Virginia 23219  
(804) 786-7951

U.S. Fish and Wildlife Service  
Virginia Field Office  
6669 Short Lane  
Gloucester, Virginia 23061  
(804) 693-6694

### References

U.S. Fish and Wildlife Service.  
1992. Small whorled pogonia  
(*Isotria medeoloides*) recovery plan,  
first revision. Newton Corner,  
Massachusetts. 1

Ware, D.M.E. 1991. Small whorled  
pogonia. Pages 95-97 in K.  
Terwilliger, ed. Virginia's  
Endangered Species, Proceedings of  
a Symposium. McDonald and  
Woodward Publishing Company,  
Blacksburg, Virginia.



U.S. Fish and Wildlife Service  
Virginia Field Office  
6669 Short Lane  
Gloucester, Virginia 23061  
(804) 693-6694  
<http://www.fws.gov>  
August 1999

## Small Whorled Pogonia (*Isotria medeoloides*) Survey Contacts in Virginia

### LISTED IN ALPHABETICAL ORDER

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OR

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Ashland, VA 23005  
(804) 550-9214

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College of William and Mary  
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(757) 221-2799



W. Taylor Murphy, Jr.  
Secretary of Natural  
Resources

Joseph H. Maroon  
Director

**COMMONWEALTH of VIRGINIA**  
**DEPARTMENT OF CONSERVATION AND RECREATION**

217 Governor Street  
Richmond, Virginia 23219-2010  
Telephone (804) 786-7951 FAX (804) 371-2674 TDD (804) 786-2121

September 19, 2002

George Barbee  
Program Manager  
Department of the Army  
Residential Communities Initiative  
Headquarters, U.S. Army Garrison, Fort Belvoir  
9910 Tracy Loop, Building 766  
Fort Belvoir, Virginia 22060-5843

Re: EA for the Residential Communities Initiative (RCI) at Fort Belvoir

Dear Mr. Barbee:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biological and Conservation Data System (BCD) for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered species, unique or exemplary natural communities, and significant geologic formations.

BCD documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

Under the Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Department of Conservation and Recreation (DCR), DCR has the authority to report for VDACS on state-listed plant and insect species. The current activity will not affect any documented state-listed plants or insects.

New and updated information is continually added to BCD. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Sincerely,

A handwritten signature in cursive script that reads "S. René Hypes".

S. René Hypes  
Project Review Coordinator